

# **Heritage Statement**

## **10A West Parade, Halifax**

### **CONTEXT**

The existing garage is located west of Halifax town centre, predominantly within a mixed commercial, industrial and residential mixed-use area. The site is situated at the opposite end of the row of stone premises on West Parade.

The property itself was a commercial garage which suffered from both fire and storm damage, resulting in loss of the roof and partial collapse of the front walls.

The surrounding area is made up of two to three storey Victorian terraced buildings and mills. The walling materials being of predominantly Yorkshire stone. Natural slate roofing and UPVC windows and doors. Although not in a conservation area, the site is located between Halifax Town and the People's Park Conservation Areas which are both less than a mile away.

Near to the garage site and adjoining the opposite side of the terraced houses, on the junction with Saville Park Road is a Grade II listed building (2 - 4 West Parade) this residential building is a late C18/early C19 pair of stone houses which are 3 storeys in height. According to Historic England this building was first listed in 1973 and is currently listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The building is constructed with stone and slated roof, as characterised by the area.

A previous application for the garage site to raise the height of the roof of the existing building was permitted in 2020 (ref: 20/00023)

### **USE**

The property is currently vacant and is undergoing building works based on the previous application, a steel portal frame has been erected and stone work to the walls has been built to a half way height. The proposal is for a single floor level for the use of servicing cars and vans on site.

### **EXTENT**

The proposal is to raise the roof height of the building inline with the steel portal frame erected on site already.

### **SCALE**

Overall, the scale of the building will be subservient to the adjoining property as the ridge height is lower than that of the neighbouring property and surrounding buildings.

### **APPEARANCE**

The material to be used are that as approved in the previous application, reclaimed Yorkshire stone to front and side that are facing the listed building. A dark grey steel sheeting cladding is proposed to the walls at higher level to the opposite side of the listed

building. The roof is also to be finished in dark grey sheeting. Internal rainwater pipes will deal with the surface water discharge.

## **SUMMARY**

The proposals will have no detrimental effect on the listed building, the work to the vacant site will improve the appearance of the building and bring a desolate site back into use and contribute positively creating opportunities in the area. The owner of the site wishes to invest in the area by making a positive contribution to the practical use of the property and for aesthetic reasons. The development has full support from neighbours and would benefit existing community in terms of services provided.